



**AGENDA
HAYWARD PLANNING COMMISSION
777 B STREET
Hayward, CA 94541-5007
Thursday, April 10, 2003**

MEMBERS OF THE AUDIENCE WISHING TO ADDRESS THE PLANNING COMMISSION:

Obtain a speaker's identification card, fill in the requested information, and give the card to the Commission Secretary. The Secretary will give the card to the Commission Chair who will call on you when the item in which you are interested is being considered. When your name is called, walk to the rostrum, state your name and address for the record and proceed with your comments. Copies of reports are available from the Commission Secretary.

AGENDA

7:30 P.M. COUNCIL CHAMBERS REGULAR MEETING

ROLL CALL

SALUTE TO FLAG

PUBLIC COMMENT – NON AGENDA ITEMS *(The PUBLIC COMMENTS section provides an opportunity for citizens to address the Planning Commission on items not listed on the agenda. The Commission welcomes your comments under this section, but is prohibited by State law from discussing items not listed on the agenda. Your item will be taken under consideration and referred to staff.)*

PUBLIC HEARING

The following order of business applies to items considered as part of Public Hearings:

- *Staff Presentation*
- *Planning Commission Questions*
- *Public Input*
- *Planning Commission Discussion and Action*

1. **Variance No. PL-2003-0102 – Page Bennett (Applicant/Owner)** – Request to Allow a 7-Foot Fence Along the Side and Rear Property Lines – The Property is Located at 313 Bridgecreek Way
2. **Administrative Use Permit No. PL-2003-0030 – Institute of Divine Metaphysical Research/Alex Bailey (Applicant) / Loube, et. al. (Owner)** – Request to Continue Operating a Religious Facility in the Vermont Plaza Shopping Center – The Property is Located at 22636 Vermont Street
3. **Site Plan Review Application No. 2003-0125 – Standard Pacific Homes (Aplicant) / Acacia Credit Fund 7, LLC (Owner)** - Request for Approval of the Design of 27 Single-Story Single-Family Dwellings, including a Request for a Variance of Rear Yards and Lot Coverage – The Property is Located at 28905 Hesperian Boulevard in Phases I and II of Eden Shores (Commonly Known as Oliver West)



Assistance will be provided to persons requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons needing accommodation should contact Debbie Nelson 48 hours in advance of the meeting at (510) 583-4205, or by using the TDD line for those with speech and hearing disabilities at (510) 247-3340.

4. **Text Change Application PL-2003-0175 – Initiated by the Planning Director –**
Request for an Amendment to the Zoning Ordinance Relative to Expiration of Discretionary Permits and Miscellaneous Clarifications and Corrections, Including Definition of a Garage, Bedroom, Home Occupation, Household Pets and Livestock

ADDITIONAL MATTERS

5. Oral Report on Planning and Zoning Matters
6. Commissioners' Announcements, Referrals

APPROVAL OF MINUTES

- March 13, 2003
- March 27, 2003

ADJOURNMENT

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing. **PLEASE TAKE FURTHER NOTICE** that the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.